

**CHARLES POINT SUBDIVISION,
Phase 3
(A Planned Community)
Located in:
the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon**

INDEX OF SHEETS	
SHEET 1 OF 3	DECLARATION, SIGNATURES, CONSENTS APPROVALS, SURVEYOR'S CERTIFICATE
SHEET 2 OF 3	SUBDIVISION MAP
SHEET 3 OF 3	UTILITY EASEMENTS, NOTES

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SMITH INVESTMENT GROUP, INC, AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC THOSE AREAS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15.00 FOOT EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS BROMLEY STREET AND TRACT A AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 12-16, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS TRACT A AND BROMLEY STREET. WE HEREBY GRANT TO THE CITY OF MEDFORD A STORM DRAIN EASEMENT FOR ACCESS TO AND MAINTENANCE OF GORE CREEK OVER AND ACROSS TRACT A. WE HEREBY DESIGNATE SAID SUBDIVISION AS CHARLES POINT SUBDIVISION, PHASE 3.

SMITH INVESTMENT GROUP, INC.

IN WITNESS WHEREOF, SIGNED THIS THE 4th DAY OF January, 2008.

BY: [Signature]

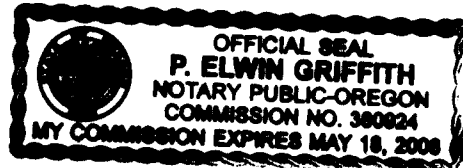
TITLE: V.P.

STATE OF OREGON)
COUNTY OF JACKSON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF January, 2008, BY Milo Smith, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SMITH INVESTMENT GROUP, LLC., AN OREGON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY



*** APPROVALS ***

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature]
PLANNING DIRECTOR

January 10, 2008
DATE

EXAMINED AND APPROVED THIS 7th DAY OF January, 2008

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

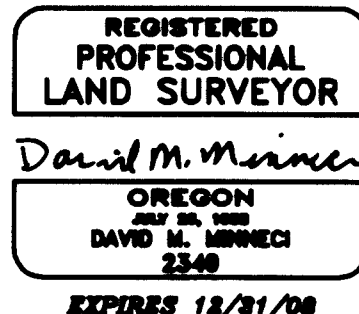
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 22nd DAY OF January, 2008.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 22nd DAY OF January, 2008.

[Signature]
TAX COLLECTOR

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



APPROVAL FOR RECORDING

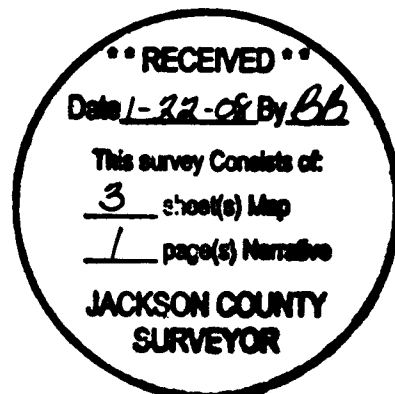
[Signature] 1-22-08
COUNTY COMMISSIONER/ADMINISTRATOR DATE

FILED FOR RECORD THIS 22nd DAY OF January, 2008 AT 2:05 O'CLOCK P.M.

AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 4 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY



SURVEY NO 19912

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **Smith Investment Group, Inc.**
P.O. Box 272
Medford, Oregon 97501

Location: The Southwest $\frac{1}{4}$ of Section 32, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **CHARLES POINT SUBDIVISION, PHASE 3** per client's request. This property is a portion of that tax lot described in Document No. 2006-033990.

Procedure: Utilizing found monumentation from Survey No. 19427, I set monuments as shown on the accompanying Subdivision Plat.

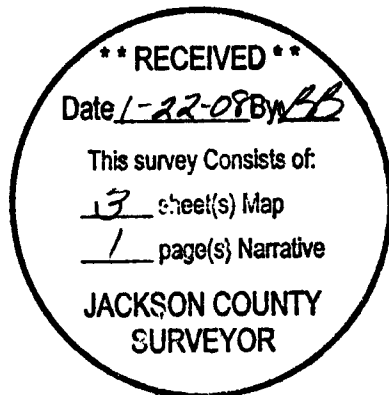
Basis of Bearing: East line of Survey No. 12836.

Date: November 2, 2007

Vol. 34 Pg. 4
Book 19 pg. 11
15L/66



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/08
880 Golf View Dr., Suite 201
Medford, Oregon 97504

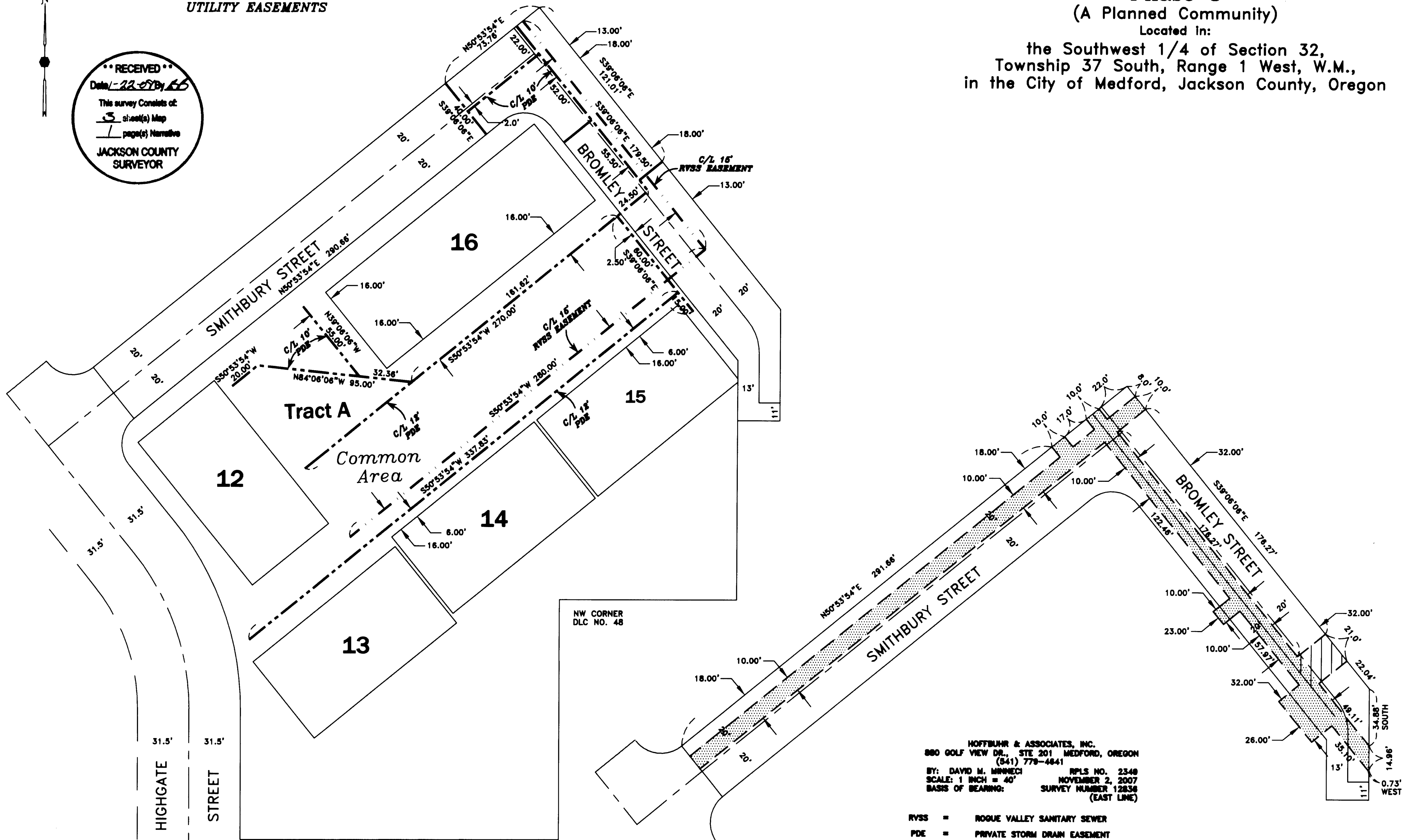


CHARLES POINT SUBDIVISION, Phase 3 (A Planned Community)

Located In:
the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

UTILITY EASEMENTS

**** RECEIVED ****
Date: *12-28-07* By: *DS*
This survey consists of:
5 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR



NW CORNER
DLC NO. 48

SW CORNER
DLC NO. 38

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 778-4641
BY: DAVID M. MINNECI RPLS NO. 2348
SCALE: 1 INCH = 40' NOVEMBER 2, 2007
BASIS OF BEARING: SURVEY NUMBER 12836
(EAST LINE)

- RVSS = ROGUE VALLEY SANITARY SEWER
- PDE = PRIVATE STORM DRAIN EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.
- [Stippled Box] = EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2006-057306, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- [Hatched Box] = EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 2007-028434, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

I certify this plat to be an exact
photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2348
EXPIRES 12/31/08

CHARLES POINT SUBDIVISION,
Phase 3
(A Planned Community)

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the Southwest 1/4 of Section 32,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

RECEIVED
Date 1-22-08 By *DS*
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

(SEE SHEET 3 FOR UTILITY EASEMENT INFORMATION)

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	38°57'16"	181.50'	123.40'	121.04'	N19°37'28"W
2	90°00'00"	20.00'	31.42'	28.28'	N05°53'54"E
3	90°00'00"	20.00'	31.42'	28.28'	S84°06'06"E
4	39°06'06"	32.00'	21.84'	21.42'	S19°33'03"E
5	97°24'27"	75.00'	127.51'	112.70'	N43°25'14"E
6	38°57'16"	150.00'	101.98'	100.03'	N19°37'28"W

CHARLES POINT SUBDIVISION,
PHASE 1
(S/N 19427)

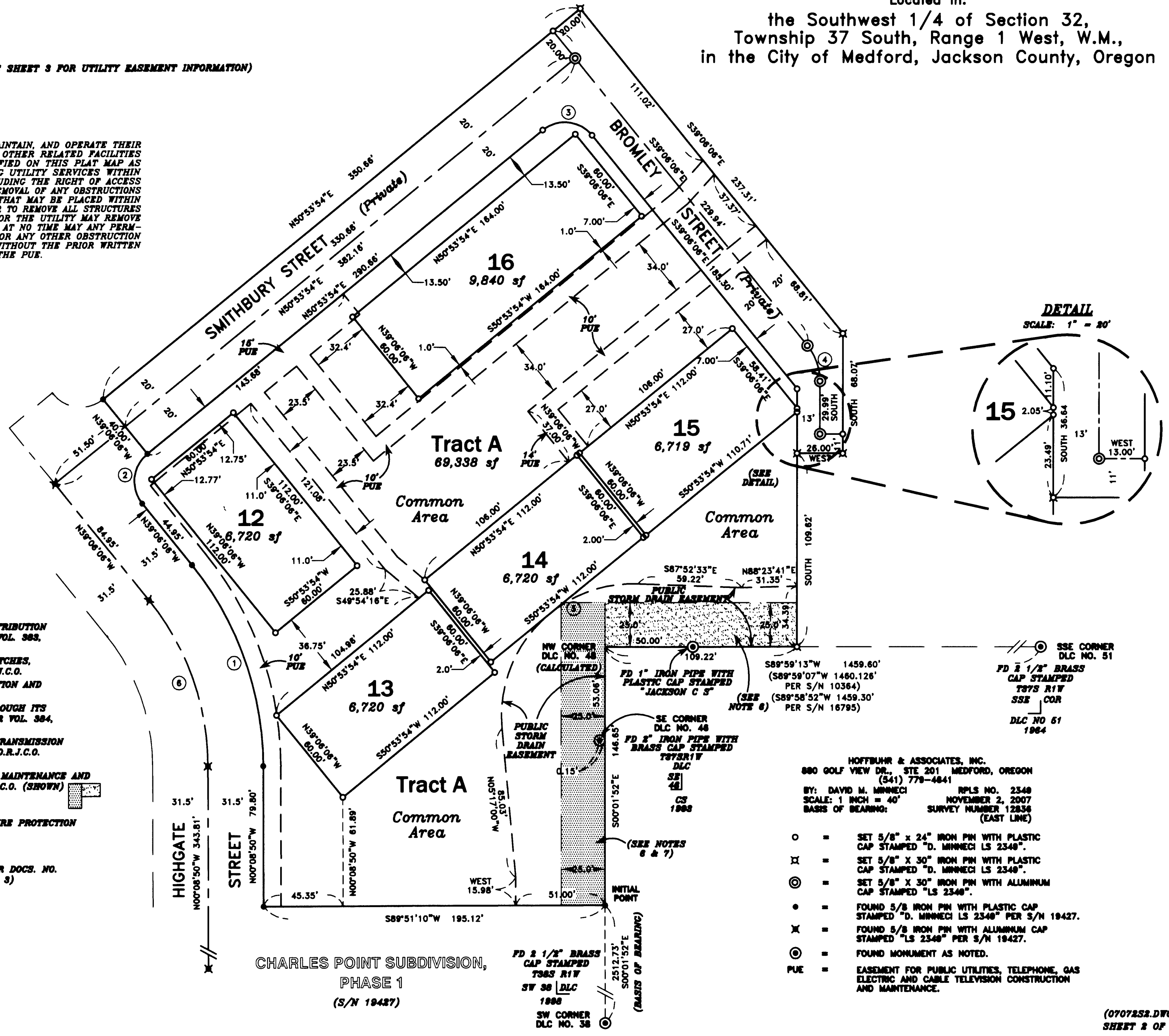
NOTES:

- EASEMENT GRANTED PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 65, VOL. 458, PG. 304 & VOL. 383, PG. 378, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- RESERVATION OF ALL RIGHTS OF WAY FOR ALL IRRIGATION DITCHES, ELECTRIC AND TELEPHONE LINES PER VOL. 310, PG. 441 D.R.J.C.O.
- RIGHT TO CONSTRUCT, INSTALL AND REPAIR EXISTING IRRIGATION AND DRAINAGE DITCHES PER VOL. 384, PG. 80 D.R.J.C.O.
- LIMITED ACCESS IN DEED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DEPARTMENT, PER VOL. 384, PG. 80 D.R.J.C.O.
- EASEMENT GRANTED PACIFIC POWER & LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. NO. 77-17612, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR SEWER LINES AND APPURTENANCES AND FOR MAINTENANCE AND CONSTRUCTION PER DOC. NO. 79-13810 AND 79-18867 O.R.J.C.O. (SHOWN)
- RESERVATION AND CONDITION REGARDING OPEN SPACE AND FIRE PROTECTION ACCESS PER DOC. NO. 80-08812, O.R.J.C.O. (SHOWN)
- EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAINS PER DOCS. NO. 2006-057806 AND 2007-028434, O.R.J.C.O. (SHOWN ON SHEET 3)

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

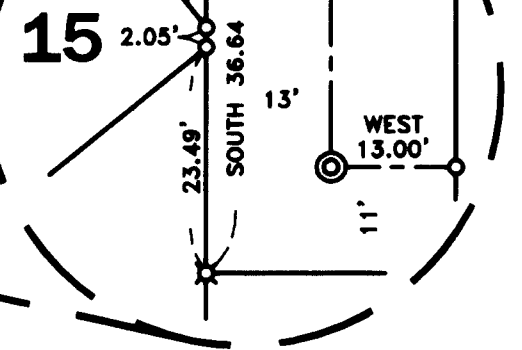
REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
DAVID M. MINNECCI
2348
EXPIRES 12/31/08

CHARLES POINT SUBDIVISION,
PHASE 1
(S/N 19427)



DETAIL

SCALE: 1" = 20'



SE CORNER
DLC NO. 48
NW CORNER
DLC NO. 48
(CALCULATED)
FD 1" IRON PIPE WITH PLASTIC CAP STAMPED "JACKSON C 5"
FD 2" IRON PIPE WITH BRASS CAP STAMPED T878 R1W
DLC NO. 48
CS 1988
SE CORNER
DLC NO. 51
FD 1 1/2" BRASS CAP STAMPED T878 R1W
SSE COR
DLC NO. 51
1984

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 778-4841
BY: DAVID M. MINNECCI RPLS NO. 2348
SCALE: 1 INCH = 40' NOVEMBER 2, 2007
BASIS OF BEARING: SURVEY NUMBER 12836 (EAST LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2348" PER S/N 19427.
- ⊗ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348" PER S/N 19427.
- ⊙ = FOUND MONUMENT AS NOTED.
- PUE = EASEMENT FOR PUBLIC UTILITIES, TELEPHONE, GAS ELECTRIC AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE.